

Late Item for Item #19
February 6, 2017

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT, the Town of West Hartford, a body corporate and politic and a political subdivision of the State of Connecticut having an address of 50 South Main Street, West Hartford, Connecticut 06107 (the "Grantor"), for the consideration of Ten Thousand Dollars (\$10,000.00), and other good and valuable consideration received to its full satisfaction from David Chenail, does hereby give, grant, and sell to David Chenail, who resides at 136 Pfister Drive, Newington, Connecticut 06111 (the "Grantee"), his heirs and assigns, with warranty covenants all of that certain piece or parcel or land described as followed:

A certain piece or parcel of land situated in the Town of West Hartford, County of Hartford and State of Connecticut, and being a portion of undeveloped land at the southeast corner of South Street and Southwood Drive containing 10,196 square feet (0.23 acres) shown as Parcel 32 on a map entitled "West Hartford Redevelopment Agency, West Hartford, Connecticut, Piper Brook Renewal Project UR-Conn. R-86, Disposition Map Parcels 25, 27, 32, 32A & 33, Cahn Engineers, Inc., Civil Engineers-Surveyors 52 Trumbull Street, New Haven, Connecticut, dated December, 21, 1970, and revised June 10, 1971, Scale 1"=50' drawing number T-91-5 William O. Doll L.S. #5646" on file with the West Hartford Town Clerk, Map #1850. Said parcel being more particularly bounded and described as in Schedule A, attached hereto and fully incorporated by reference into this deed.

TO HAVE AND TO HOLD, said premises conveyed subject to zoning and planning rules and regulations of the Town of West Hartford, and to any and all provisions of any ordinance, municipal regulation, or public or private law; declarations, restrictions, covenants, easements or records, and taxes; other restrictions or regulations of use, if any, imposed or to be imposed by a public authority; and the requirements and conditions that the aforementioned real property shall be maintained, kept and preserved as a public park or open space in perpetuity and any work to be done in this area shall be submitted to the Town Manager for review and approval, which shall not be unreasonably withheld; and that the aforementioned property shall have, maintain, keep and preserve in perpetuity a permanent easement for the purpose of maintaining a safe and unobstructed sight line for traffic exiting Southwood Drive onto South Street.

IN WITNESS WHEREOF, the Releasor has executed this deed this ____ day of February, 2017.

(Witness)

By: Ronald Van Winkle
West Hartford Town Manager

(Witness)

STATE OF CONNECTICUT)
)
COUNTY OF HARTFORD)

ss: West Hartford, February __, 2017

Personally appeared Ronald Van Winkle, Town Manager of the Town of West Hartford, signer and sealer of the foregoing instrument, who, being duly authorized, acknowledged the same to be his free act and deed and the free act and deed of said Town of West Hartford, before me

Notary Public
My Commission Expires:

(Seal)

Schedule A

LEGAL DESCRIPTION

Beginning at a point in the Easterly street line of South Street. Said point of beginning is the Southwesterly corner of the herein described parcel, and is located 26.72' Northeasterly of a street line monument in the Easterly street line of South Street.

Thence running N 16°-57'-20" E 67.20' along the Easterly street line of South Street to a point.

Thence running 34.55' along the arc of a curve to right having a Radius of 22.00', a Delta Angle of 89°58'33", and a Tangent of 21.99' to a point in the Southerly street line of Southwood Road (formerly known as New Rose Avenue).

Thence running S 73°-04'-07" E 120.49' along the Southerly street line of Southwood Road to a point.

Thence running 67.80' along the arc of a curve to the right having a Radius of 375.00', a Delta Angle of 10° 21' 30", and a Tangent of 33.99' to a point in the southerly street line of Southwood Road.

Thence running S 62°- 42'-37" E 7.27' along the southerly street line of Southwood Road to a point marking the Southeasterly corner of the herein described parcel.

Thence running S 86°-17'-25" W 231.98' along the northerly boundary line of Lot 32A as shown on the above referenced map to the point and place of beginning.

Said parcel is subject to easements, building lines, and provisions of any public or private law, municipal, State or Federal regulation as of record may appear.

TOGETHER WITH a full and perpetual easement in whatever right, title or interest the Releasor may have in the aforementioned land, as shown on said map, said parcel is subject to easements, building lines, and provisions of any public or private law, municipal, State or Federal regulation as of record may appear.

**Property Information**

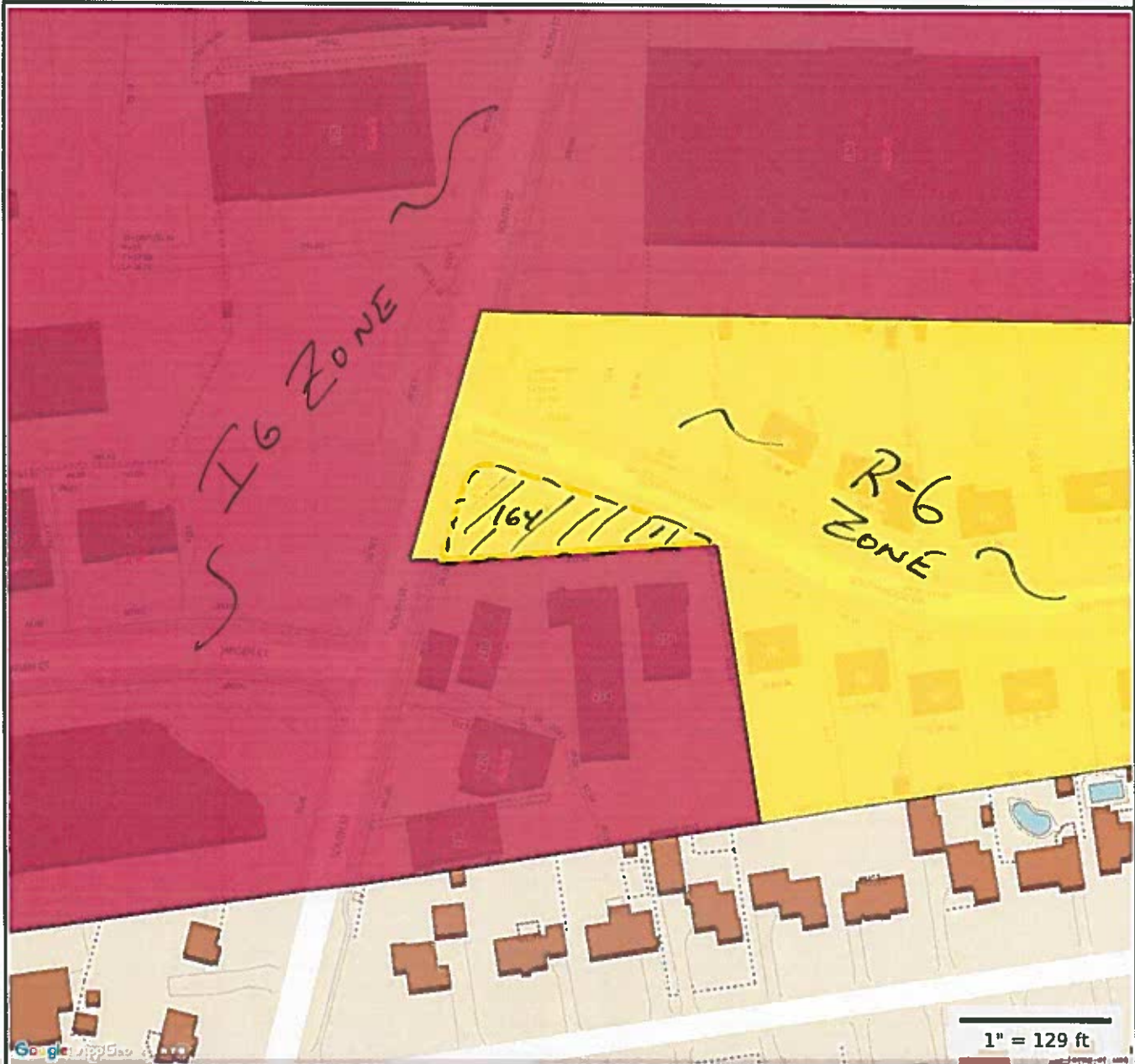
Property ID 5101 2 164 0301
Location 164 SOUTH STREET
Owner TOWN OF WEST HARTFORD
PUBLIC AREA

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of West Hartford, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 5/1/2016
Properties updated Daily

164 South Street - Zoning

**Property Information**

Property ID 5101 2 164 0301
Location 164 SOUTH STREET
Owner TOWN OF WEST HARTFORD
PUBLIC AREA

**MAP FOR REFERENCE ONLY
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